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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN RESAPUVANI PALEM (V), VISAKHAPATNAM URBAN (M), VISAKHAPATNAM DISTRICT.

[Memo. No. 5472/H2/2013, Municipal Administration & Urban Development, 18th April, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Survey No. 55/27/A Part of Resapuvani Palem, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 1512.80 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial land use, as the proposed site is abutting National Highway-5 subject obtaining permission for commercial building complying to the parking norms, as shown in Map No. 04/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam **subject to the conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.

2. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.

3. that the applicant shall obtain permission for commercial building complying to the parking norms.

4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.

7. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

8. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Existing buildings Door Nos. 16-03-212, 51-17-6/7, 51-17-6/8 and 51-17-1 in T.S.No. 55/P of Resapuvani Palem, Visakhapatnam.

EAST : Existing 60 feet wide road.

SOUTH : National Highway-5 and existing House Door No. 51-17-2/3, existing building and vacant site in T.S.No. 55/27A of Resapuvani Palem.

WEST : Existing 30 feet wide road.

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN T.S.No. 1011/1A1A1 OF WALTAIR WARD, VISAKHAPATNAM URBAN (M), VISAKHAPATNAM DISTRICT.

[Memo. No. 5513/H2/2013, Municipal Administration & Urban Development, 18th April, 2013.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dated : 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site falling in Survey No. 1011/1A1A1 of Waltair Ward, Block No. 40, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 423.78 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G..O.Ms.No. 345, M.A. & U.D. (H2) Department, dated: 30-06-2006 is now proposed to be designated as Commercial land use, as the site under reference is surrounded by commercial developments like Waltair Club, Officer's Club, All India Radio, Varun Motors and Children Theatre of VUDA, subject to obtaining permission for commercial building complying to the parking norms, as shown in Map No. 05/2013, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the applicant shall obtain permission for commercial building complying to the parking norms.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH : Vacant Land property belongs to T.B. Gupta & Others in T.S.No. 1011/P of Waltair Ward.

EAST : Existing apartment building bearing D.No. 7-5-46 in T.S.No. 1011/P of Waltair Ward.

SOUTH : Existing apartment building and Vespa Showroom bearing D.No. 7-8-10 in T.S.No. 1011/P of Waltair Ward.

WEST : Existing 40 feet road proposed to 60 feet wide Master Plan Road.

B. SAM BOB,
Principal Secretary to Government.

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